

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION  
ROUTE 715, BRODHEADSVILLE, PA 18322  
MINUTES OF MEETING – APRIL 19, 2006

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, April 19, 2006, at the Township Municipal Building, Rte 715, Brodheadsville by Larry Smith.

**Present:** Dick Rodenbach, Dave Gordon, Dave Johnson, Larry Smith, Matt Connell, Jim Connor, Chris Eckert, Atty. Tim McManus, Engineer Chris McDermott and Township Manager David Albright.

**Absent:** None

The **Pledge of Allegiance** to the Flag was led by Dave Johnson.

**Minutes.** On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to approve the minutes of the March 15, 2006 meeting, as distributed. (7-0)

**Submittals:**

Skaflestad, Clyde (Land Development Plan) George Collura. Engineer McDermott recommended this plan is ready for acceptance. On motion made by Dave Johnson, seconded by Jim Connor it was voted to accept this plan for review. (7-0) (Plan date 3/30/06) (Received 4/4/06) (Accepted 4/19/06) **(90-day review ends 7/19/06)**

Pocono Barns (Land Development Plan) Niclaus Engineering. Engineer McDermott reviewed his letter dated April 18 and said the storm water calculations had not been received. On motion made by Jim Connor, seconded by Matt Connell it was voted to conditionally accept this plan for review with the receipt of the storm water calculations within the next five (5) days. (7-0) (Plan date March 2006) (Received 4/4/06) (Accepted 4/19/06) **(90-day review ends 7/19/06)**

Houck, T & Spadoni, D. (Major Subdivision) Base Engineering. Engineer McDermott recommended this plan is ready for acceptance. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to accept this plan for review. (7-0) (Plan date 3/6/06) (Received 3/14/06) (Accepted 4/19/06) **(90-day review ends 7/19/06)**

**Plan Review**

Ianuale, Lewis A. (Lot Line Adjustment) HMG Engineering, LTD. This plan was asked to be tabled tonight. On motion made by Matt Connell, seconded by Dick Rodenbach it was voted to table this plan. (7-0) (Plan date 7/6/04) (Received 7/6/04) (Accepted 7/21/04) (Tabled 8/17/04-4/19/06) **(open ended waiver signed 10/1/04)** (SEO: no testing required)

Kern & Yanovich (Minor Subdivision) Pensyl Creek Associates. This plan was asked to be tabled tonight. On motion made by Dick Rodenbach, seconded by Chris Eckert it was voted to table this plan. (7-0) (Plan date 12/14/04) (Received 12/30/04) (Accepted 1/19/05) (Tabled 2/16/05-4/19/06) (**open ended waiver signed 3/16/05**) (SEO: test results under review, no planning module submitted)

Dunkin Donuts/Baskin Robbins (Minor Subdivision) Kenderian-Zilinski Associates. A waiver request was made for right-of-way clearance. (SALDO section 1011.c.2) On motion made by Jim Connor, seconded by Dave Johnson it was voted to recommend the waiver request. (7-0) On motion made by Jim Connor, seconded by Dave Johnson it was voted to conditionally approve this plan subject to Engineer McDermott's comment letter dated 4/7/06 and Atty. McManus comment letter dated 4/18/06 being addressed. (7-0) (Plan date 6/7/05) (Received 6/9/05) (Accepted 6/15/06) (Tabled 6/15/05-3/15/06) (Rev. 6/16/05, 11/23/05, 2/21/06, 3/2/06) (**open ended waiver received 8/19/05**) (SEO: testing complete)

Dunkin Donuts/Baskin Robbins (Land Development) Kenderian-Zilinski Associates. Two waiver requests were made they were:

- a. A waiver from the curbing requirements (section 1020.c.11)
- b. A waiver from the right-of-way clearance (section 1011.c.2)

On motion made by Dave Johnson, seconded by Chris Eckert it was voted to recommend the waiver requests. (7-0) On motion made by Jim Connor, seconded by Matt Connell it was voted to conditionally approve the plans subject to Engineer McDermott's comment letter dated 4/7/06 and SEO review and approval. (7-0) (Plan date 5/9/05) (Received 5/9/05) (Accepted 5/18/05) (Tabled 6/15/05-3/15/06) (**Open ended waiver received 7/28/05**) (SEO: flows have not been approved by DEP, planning module required) (Rev. 11/23/05, 2/6/06, 2/9/06, 3/2/06)

Whispering Woods Extension – LTS Project I (Preliminary Major Subdivision Plan) Langan Engineering. Chris Borger of LTS was present and asked that this plan be tabled tonight. On motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (7-0) (Plan date 7/5/05) (Received 7/7/05) (Tabled 8/17/05-4/19/06) (**open ended waiver received 11/22/05**)(SEO: sewage planning module exemption has been APPROVED)

Whispering Woods Extension – LTS Project II (Final Minor Subdivision Plan) Langan Engineering & Environmental Services. Chris Borger of LTS was present on behalf of this plan. A lengthy discussion ensued and the Commission recommended the road infrastructure as shown in LTS Project I. On motion made by Dave Johnson, seconded by Dave Gordon it was voted to table this plan. (7-0)(Plan date 10/4/05)(Received 10/4/05) (Accepted 10/19/05) (**Waiver received until 6/6/06**) (SEO: Sewage planning module has been approved)(Revision 11/21/05, 12/28/05, 1/31/06, 2/27/06)

Chestnut Hill Manor Senior Housing (Preliminary/Final Land Development) DW LaSota Engineering, Inc. David LaSota was present on behalf of this plan. A brief discussion ensued, and a request for a waiver was made for curbing height (section 1020.c.1). On motion made by Matt Connell, seconded by Dave Johnson it was voted to recommend approval of the waiver request. (7-0) On motion made by Dave Johnson, seconded by Matt Connell it was voted to conditionally approve this plan subject to Engineer McDermott's comment letter dated 4/12/06 being satisfactorily addressed. (7-0) (Plan date 10/31/05) (Received 11/1/05) (Accepted 11/16/05) (**Open ended waiver received 3/15/06**) (SEO: Flow data approved by DEP, planning module incomplete)

**Sketch Plan.** None.

**Business from the Planning Commission.** None.

**Planning Module Approval.** None.

**Plans to be signed.** None.

**Other Business.**

**Zoning Issues.**

M/M Wassum (Special Exception) *Construction of a single family dwelling in a 100 year flood plain.* This property is located on Cottontail Lane. A lengthy discussion ensued and on motion made by Matt Connell, seconded by Dave Gordon it was voted to recommend granting the Special Exception conditioned upon satisfactorily addressing the Engineer's comment letter dated 4/19/06 and obtaining any required variances. **(5-2)**

New Cingular Wireless. (Special Exception & Variance) *Construction of a cell tower.* A lengthy discussion ensued and on motion made by Matt Connell, seconded by Dave Gordon it was voted not to recommend the Special Exception & Variance. **(5-2)**

Savastana, Gary – Pocono Barns (Special Exception) *Allow gravel parking instead of paved parking.* A brief discussion ensued and on motion made by Dave Johnson, seconded by Matt Connell it was voted to approve the Special Exception with the condition that the paved apron of the full width of the entrance by 20' in depth be completed, along with documentation of the traffic usage flow of the property. **(7-0)**

**Public Comment.** None.

**Adjournment.** There being no further business, on motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to adjourn at 9:45 p.m. (7-0)

Respectfully submitted,

Cathy A. Baker  
Recording Secretary